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CARDIFF

VALE

CAERPHILLY

BRISTOL

Marlborough Road

PENYLAN



AN IMMACULATE PROPERTY OFFERED WITH NO CHAIN

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner



Thomas Court



Total Area: 74.1 m² ... 797 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Marlborough Road

Penylan, Cardiff, CF23 5EZ

Asking Price

£265,000



2 Bedroom(s)



2 Bathroom(s)



797.00 sq ft



Contact our
Penylan Branch

02920 499680

Entrance Hall

Two good size storage cupboards

Living dining room

Shower room

Bedroom 1

Ensuite Wet room

Bedroom 2

Kitchen

Tenure

Leasehold, with 125 year lease from 2013, but this is to be checked by your solicitor

Service charge & Ground rent

We have been informed the ground rent is £510 per year, & the service charge is £13,738.92 per year, which Includes Electricity, heating and lighting (communal areas) Underfloor heating in apartment

Water and sewage
Maintenance of building and gardens
Building Insurance* (review annually)
Development staff
Future maintenance fund
Professional fees
Emergency call system
Income to Guest Suite and sundry income

* but this is to be confirmed by your solicitor

Council tax

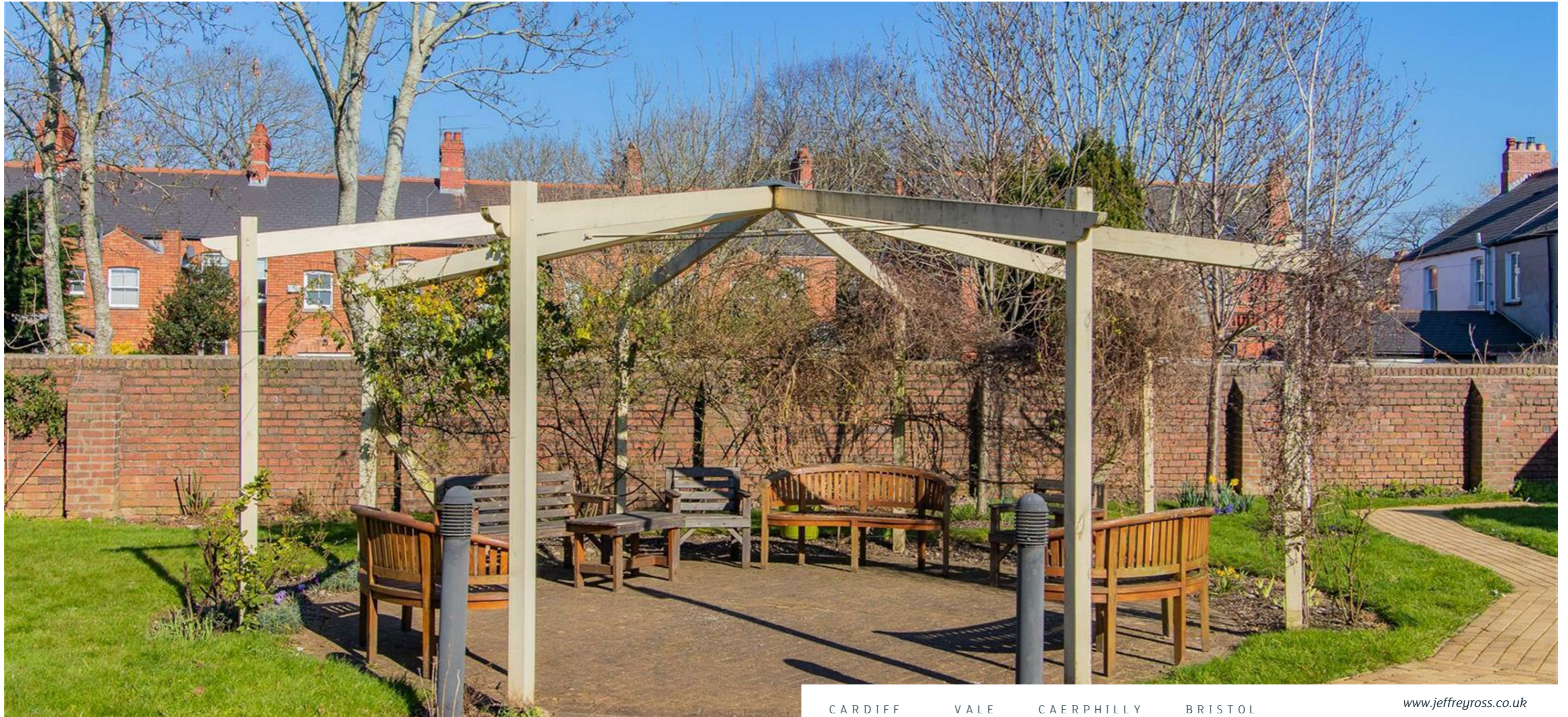
Band - E



NO CHAIN * FIRST FLOOR *

We are happy to offer for sale this immaculately presented 2 BEDROOM first floor flat in the very popular THOMAS COURT. Boasting two good size bedrooms, ensuite Wet room with bath, good storage, shower room, lounge diner and modern fitted kitchen. Further benefiting from built in wardrobes, underfloor heating This McCarthy & Stone development offers 24-hour support available, ensuring peace of mind and security. Benefiting a homeowners' lounge, guest suite, lift, function room, mobility scooter charging and store and laundry room.

Located with easy access to public transport, local amenities and green spaces, including Roath Park with its lake, gardens and walking routes. Local amenities such as shops, cafés and everyday services can be found along nearby high streets in Roath and neighbouring areas of Cardiff.



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